132.A	0005	0081.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	944,700	/	944,700
USE VALUE:	944,700	/	944,700
ASSESSED:	944,700	/	944,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		JASON ST, ARLINGTON

OWNERSHIP

Unit #: 81

Owner 1:	KOURDOV VENCISLAV D
Owner 2:	BOLAND-KOURDOV SUSAN P
Owner 3:	BOLAND DAVID & MARGARET/TRUST
Street 1:	81 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOURDOV VENCISLAV D -
Owner 2:	BOLAND-KOURDOV SUSAN P -
Street 1:	81 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Aluminum Exterior and 3338 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	944,700			944,700
Total Card	0.000	944,700			944,700
Total Parcel	0.000	944,700			944,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.01 | /Parcel: 283.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

290693

GIS Ref

GIS Ref

Insp Date

08/15/18

!15566!

PREVIOUS ASSESSMENT

Parcel ID: 132.A-0005-0081.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	944,700	0	.		944,700		Year end	12/23/2021
2021	102	FV	916,400	0	.		916,400		Year End Roll	12/10/2020
2020	102	FV	902,300	0	.		902,300	902,300	Year End Roll	12/18/2019
2019	102	FV	790,200	0	.		790,200	790,200	Year End Roll	1/3/2019
2018	102	FV	697,700	0	.		697,700	697,700	Year End Roll	12/20/2017
2017	102	FV	635,100	0	.		635,100	635,100	Year End Roll	1/3/2017
2016	102	FV	635,100	0	.		635,100	635,100	Year End	1/4/2016
2015	102	FV	576,700	0	.		576,700	576,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:58:36

LAST REV

Date	Time
08/05/20	10:05:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15566

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOURDOV VENCISL	75189-33	1	7/23/2020	Convenience	100	No	No		
KOURDOV VENCISL	56190-140		12/30/2010	Convenience	10	No	No		
PACHECO RICHARD	55379-185		9/15/2010		585,000	No	No		
MARINI ALESSAND	49977-150		8/21/2007		575,000	No	No		

USER DEFINED

Prior Id # 1:	85259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Measured	DGM	D Mann
2/14/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7921													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	51.099998474
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	0.96455956
Const Adj.:	0.98500049
Adj $ / SQ:	289.778
Other Features:	91800
Grade Factor:	1.10
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	990239
Depreciation:	45551
Depreciated Total:	944688

COMMENTS

1 SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	270.94
Special Features:	0	Val/Su Net:	283.01
Final Total:	944700	Val/Su SzAd	283.01

SKETCH

UnSketched SubAreas:
GLA: 3338,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,338	289.780	967,279

Net Sketched Area:	3,338			Total:	967,279
Size Ad	3338	Gross Area	3338	FinArea	3338

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.A-0005-0081.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: